



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 21-107357 LO
Project Name/Address: Ferguson LO / 4946 165th Place SE
Planner: Kimo Burden
Phone Number: (425)-452-5242

Minimum Comment Period: May 20, 2021, 5PM

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:



SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable _____
2. Name of applicant William R Ferguson
3. Contact person William R Ferguson Phone 425-747-2594
4. Contact person address 4946 165th Place SE, Bellevue, Washington 98006
5. Date this checklist was prepared 3/31/2021
6. Agency requesting the checklist City of Bellevue

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7. Proposed timing or schedule (including phasing, if applicable)

Winter 2020

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

Restoration as described in the Vegetation Management Plan (VMP).

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

Environmental Studies as related to Lakemont Ave.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are none pending.

11. List any government approvals or permits that will be needed for your proposal, if known.

Permit for tree removal in Critical Area by Lewis Creek.

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12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Remove four River Birch trees and two Alder trees. One alder is dead and has broken in half, the other which is close by is subject to blowing over. A third Alder of the same size and close by was felled in December 2020 by high winds.

Trees have previously been removed

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The home has an address of 4946 165th Place SE. The subject parcel is zoned residential (R-15). Lot area is 10,540 square feet and is Parcel 8965400240. The subject parcel (parcel number 8965400240) is located in Section 24 of Township 24 North, Range 5 East of the Public Land Survey System (PLSS). A site location map is included as Figure 1. A site plan map with vicinity information and topographical information is included in the VMP.

Environmental Elements

Earth

1. General description of the site:

- ☒ Flat
☐ Rolling
☐ Hilly
☐ Steep Slopes
☐ Mountainous
☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? Less than 6%

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3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The entire parcel is soil characterized as sands and sandy clay alluvium (granitic) with imperfect or poor drainage. The entire parcel is mapped as Beausite gravelly sandy loam, 6 to 15 percent slope, by the Natural Resources Conservation Service (NRCS) Web Soil Survey (USDA 2017).

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

There is no grading, excavation or filling associated with this proposal.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No. Any exposed area resulting from canopy loss will be protected with mulch and plantings to prevent erosion. Vegetation will remain in place immediately next to Lewis Creek.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? None

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8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

The area will be protected with the addition of plantings and mulch. Vegetation along Lewis Creek will not be further disturbed.

Erosion Control per BCC 23.76

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions from running a wood chipper for approximately 1 hour. Quantities are not known.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Wood chipper will have catalytic converter. Run time was limited to active use and was shut down when not in use.

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Water

1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes. The site is associated with the Lake Washington/Cedar/Sammamish Watershed, also known as Water Resource Inventory Area 8 (WRIA 8).

Lewis Creek is classified as a Type " F " waterway, meaning that it is a naturally defined waterway within the bank-full widths of defined channels, periodically inundated with water, and contains fish habit.

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, within the 30 buffer area for Lewis Creek. A site plan is included in the VMP.

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

None

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No

- e. Does the proposal lie within a 100-year floodplain? No
If so, note the location on the site plan.

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- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

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3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No runoff generated by work. Other runoff includes periodic sheet flow of precipitation to receiving Lewis Creek and storm drains.

- b. Could waste materials enter ground or surface waters? If so, generally describe.

No

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

Exposed soil surfaces covered with mulch to reduce erosion/runoff.

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Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other alder, birch, lilac, willow
- ☒ evergreen tree: fir, cedar, pine, other Sequoia (near site)
- ☒ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☐ water plants: water lily eelgrass, milfoil, other _____
- ☒ other types of vegetation horsetail, ladyfern, swordfern, berries

2. What kind and amount of vegetation will be removed or altered?

Removal of 2 alder trees and 4 birch trees.

3. List any threatened and endangered species known to be on or near the site.

Blue Heron has been seen on rare occasion on the adjacent Lot 23. Occasional hawks have been seen overhead.

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

Install five trees, four shrubs, and at least three forb/herbs: one Pacific Rhododendron, three Red Currants, one Pacific Dogwood, four Red Alders, and at least three Western Swardfern. (see VMP)

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5. List all noxious weeds and invasive species known to be on or near the site.

Minimal Himalayan blackberry.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☒hawk, ☐heron, ☐eagle, ☐songbirds, ☒other Herons, robins, & flickers

Mammals: ☒deer, ☐bear, ☐elk, ☐beaver, ☒other Racoons, squirrels, coyotes, bobcat, rabbit

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other None

2. List any threatened and endangered species known to be on or near the site.

Blue Heron has been seen on rare occassion on the adjacent Lot 23. Occassional hawks have been seen overhead.

3. Is the site part of a migration route? If so, explain.

Not to my knowledge

4. Proposed measures to preserve or enhance wildlife, if any.

Native plants that are known to provide food or habitat are proposed.

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5. List any invasive animal species known to be on or near the site.

Rabbits and Deer are numerous and are destructive to plants and trees.

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Gasoline powered wood chipper and chain saws. Fuel did not remain on site after completion of work.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Possibly. Sunlight will be more abundant as large trees obstruct sun from my roof. There is no increase in potential otherwise.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None

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Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

None

- a. Describe any known or possible contamination at the site from present or past uses.

Prior to 1985, site was pastureland for horse and cattle. No other contamination source is known.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

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- d. Describe special emergency services that might be required.

Paramedics and/or fire department.

- e. Proposed measures to reduce or control environmental health hazards, if any.

None

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Wood chipper and chain saw noise on a temporary basis.

Use of any diesel, pneumatic, or gasoline-powered equipment that is not properly muffled or silenced is prohibited.

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Noise during daylight only, and for less than 3 hours.

- c. Proposed measures to reduce or control noise impacts, if any.

Control noise to within daytime hours.

Sounds created by construction activity are limited to the hours between 7 a.m. to 6 p.m. on weekdays and 9 a.m. and 6 p.m. on Saturdays and prohibited on Sundays and other legal holidays (See BCC 9.18)

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Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Residential. Site borders Lewis Creek. Landuse of nearby or adjacent properties not be affected. Adjacent Lots and homes are private, have fences or orientation such that privacy is not affected.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

Prior to development, site was farmland. Site was cleared in the early 1900s. Aerial photos from King County records show all trees had already been removed from site.

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No

3. Describe any structures on the site.

The site contains a two-story single-family residential dwelling on a 10,540 square foot parcel. The impervious surfaces account for approximately 3,220 square feet and include the residential structure, attached garage, and paved driveway.

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4. Will any structures be demolished? If so, what?

No

5. What is the current zoning classification of the site? R-3.5

6. What is the current comprehensive plan designation of the site? N/A

7. If applicable, what is the current shoreline master program designation of the site?

N/A

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes. Critical Area associated with Lewis Creek.

9. Approximately how many people would reside or work in the completed project? 3

10. Approximately how many people would the completed project displace? 0

11. Proposed measures to avoid or reduce displacement impacts, if any.

N/A

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

No planned changes to existing or projected land uses.

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13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Restoration plan as described in the VMP.

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

3. Proposed measures to reduce or control housing impacts, if any.

N/A

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A - Includes no new structures.

2. What views in the immediate vicinity would be altered or obstructed?

Improved views between residential dwellings.

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3. Proposed measures to reduce or control aesthetic impacts, if any

Mitigation measures included in VMP.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No additional light or glare expected beyond that from daylight.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

3. What existing off-site sources of light or glare may affect your proposal?

None

4. Proposed measures to reduce or control light and glare impacts, if any.

None

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Nearby Lewis Creek and Lakemont Parks afford walking, running, skateboarding, baseball, and soccer.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

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3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

None

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None to my knowledge

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Conducted a review of historic web sites, published a history of Vuemont Meadows authored by local resident David Townsend.

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

Site mitigation to occur with installation of native trees, shrubs, and ground cover as presented in VMP.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

SE 50th Place immediately to the south and 165th Place SE to the north/northwest.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

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5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Two trucks during mobilization for tree removal in the morning (one trip). Two trucks during demobilization after tree removal in the afternoon (one trip).

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

N/A

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Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Potential risk due to personnel injury or small equipment fire.

2. Proposed measures to reduce or control direct impacts on public services, if any.

Use of proper personal protective equipment (PPE) and safety procedures.

Utilities

1. Check the utilities currently available at the site:

- ☒ Electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

None

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Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature _____

Name of signee William R. Ferguson

Position and Agency/Organization Homeowner

Date Submitted _____

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